

CHAPTER 8

ITEMS NECESSARY FOR DEVELOPMENT APPROVAL

8.0 GENERAL

The following items shall be completed before building permits are issued in a development.

8.1

- A. Letter of approval from inspection engineer for complete installation, safe water sample and testing sanitary and storm sewers and water mains.
- B. Sanitary and storm sewer and water main as-builts received by City.
- C. Installation of concrete curb and gutter, concrete sidewalk and base course of asphalt pavement.
- D. Certification of grades given on the approved master grading plan:
 - 1. As-built grades shown on lot or lot lines shall be no less than 0.40 ft. lower than final grades shown on approved master grading plan or higher than .10 ft. higher than final grades shown on approved master grading plan.
 - 2. As-built house pad grade/grades shall be between 0.00 ft. and 2.00 ft. lower than final grade shown on approved master grading plan.
 - 3. As-built grades of top of curb shown at side lot lines extended to the curb.
 - 4. As-built grades of concrete walks at side lot lines extended to the curb.
 - 5. Concrete curb and gutter and walk grades will be considered acceptable if certified elevations are within 0.10 ft. of design elevations.
- E. All soil disturbed areas within the subdivision shall be seeded, fertilized and mulched. Temporary seeding can be done with oats or rye. Seed sowing shall be at a minimum of 4 pounds per 1000 square feet of area. Sowing shall be uniformly performed by hydraulic spray or mechanical distribution. If dormant seed is applied, mulch must be disked into soil.

- F. Curb lawn areas within the street r.o.w. and rear yard drainageways shall be covered with 3" of top soil, seeded, fertilized and mulched. Seeding in these areas shall be done using mixture of 25% Kentucky Bluegrass, 20% Creeping Red Fescue, 15% Improved Hard Fescue and 40% Annual Ryegrass. Application shall be at 3 pounds per 1000 sq. ft. of area.
- G. Install erosion control devices as given on the approved erosion control plan, prior to commencing with any construction.
- H. Type III barricades shall be installed at dead end streets. (Reflective red stripes on white.)
- I. No ramping of manhole or valve boxes will be allowed. All manholes and valve boxes shall be set to match base course pavement.
- J. Street trees must be installed by the developer in accordance with Chapter 9.
- K. Subdivision lot corner pipes, perimeter pipes and curve and horizontal break pipes shall be set by the surveyor.